

COMM AT NW COR OF SEC, E 831.44  
 FT, S 974.95 FT TO POB, S 175 FT  
 175 FT, E 250 FT TO POB.

DE FREITAS ASHLEY  
 314 SW WATERS CT  
 LAKE CITY, FL 32024

**2026**

07-4S-16-02796-002  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 2,270 ASSESSED VALUE 15,730 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,730 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1485/2325 3/03/2023 WD U V 11 100 GRANTOR: WATERS JAMES L GRANTEE: DE FREITAS ASHLEY											
DOR CODE 0200 MOBILE HOME																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 7416.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 04/16/2026 MLU AG DATE															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000														
REVIEW DATE 04/16/2026 BY MLU Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/23/2026 BY SYS																															